

**UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NEW YORK**

In re: RAM REALTY CORP.

§ Case No. 1-19-44603-ESS

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Debtor(s)

**CHAPTER 7 TRUSTEE'S FINAL ACCOUNT AND DISTRIBUTION
REPORT CERTIFICATION THAT THE ESTATE HAS BEEN FULLY ADMINISTERED
AND APPLICATION TO BE DISCHARGED (TDR)**

GREGORY M. MESSER, TRUSTEE, chapter 7 trustee, submits this Final Account, Certification that the Estate has been Fully Administered and Application to be Discharged.

1) All funds on hand have been distributed in accordance with the Trustee's Final Report and, if applicable, any order of the Court modifying the Final Report. The case is fully administered and all assets and funds which have come under the trustee's control in this case have been properly accounted for as provided by law. The trustee hereby requests to be discharged from further duties as a trustee.

2) A summary of assets abandoned, assets exempt, total distributions to claimants, claims discharged without payment, and expenses of administration is provided below:

Assets Abandoned: <u>\$0.00</u> <i>(without deducting any secured claims)</i>	Assets Exempt: <u>N/A</u>
Total Distribution to Claimants: <u>\$182,199.94</u>	Claims Discharged Without Payment: <u>N/A</u>
Total Expenses of Administration: <u>\$439,620.91</u>	

3) Total gross receipts of \$ 2,190,420.50 (see **Exhibit 1**), minus funds paid to the debtor and third parties of \$1,568,599.65 (see **Exhibit 2**), yielded net receipts of \$621,820.85 from the liquidation of the property of the estate, which was distributed as follows:

	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
SECURED CLAIMS (from Exhibit 3)	\$0.00	\$1,283,427.21	\$180,728.13	\$180,728.13
PRIORITY CLAIMS:				
CHAPTER 7 ADMIN. FEES AND CHARGES (from Exhibit 4)	0.00	439,620.91	439,620.91	439,620.91
PRIOR CHAPTER ADMIN. FEES AND CHARGES (from Exhibit 5)	0.00	0.00	0.00	0.00
PRIORITY UNSECURED CLAIMS (from Exhibit 6)	0.00	2,443.62	1,221.81	1,221.81
GENERAL UNSECURED CLAIMS (from Exhibit 7)	0.00	256,205.59	14,250.00	250.00
TOTAL DISBURSEMENTS	\$0.00	\$1,981,697.33	\$635,820.85	\$621,820.85

4) This case was originally filed under Chapter 7 on July 29, 2019.
The case was pending for 23 months.

5) All estate bank statements, deposit slips, and canceled checks have been submitted to the United States Trustee.

6) An individual estate property record and report showing the final accounting of the assets of the estate is attached as **Exhibit 8**. The cash receipts and disbursements records for each estate bank account, showing the final accounting of the receipts and disbursements of estate funds is attached as **Exhibit 9**.

Pursuant to Fed R Bank P 5009, I hereby certify, under penalty of perjury, that the foregoing report is true and correct.

Dated: 07/14/2021 By: /s/GREGORY M. MESSER, TRUSTEE
Trustee

STATEMENT: This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

**EXHIBITS TO
FINAL ACCOUNT**

EXHIBIT 1 –GROSS RECEIPTS

DESCRIPTION	UNIFORM TRAN. CODE ¹	\$ AMOUNT RECEIVED
394 Kings Highway Brooklyn, NY 11223, Fee simple	1110-000	2,180,952.50
Action against Rudy Gleizer for stealing rents,	1129-000	9,468.00
TOTAL GROSS RECEIPTS		\$2,190,420.50

¹The Uniform Transaction Code is an accounting code assigned by the trustee for statistical reporting purposes.

EXHIBIT 2 –FUNDS PAID TO DEBTOR & THIRD PARTIES

PAYEE	DESCRIPTION	UNIFORM TRAN. CODE	\$ AMOUNT PAID
RUDOLPH GLEIZER	Final Distribution	8500-002	1,568,599.65
TOTAL FUNDS PAID TO DEBTOR AND THIRD PARTIES			\$1,568,599.65

EXHIBIT 3 –SECURED CLAIMS

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6D)	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
1	Viand Hospitality LLC	4110-000	N/A	178,246.05	178,137.55	178,137.55
2S	New York State Department of Taxation & Finance	4110-000	N/A	2,590.58	0.00	0.00
2S-2	New York State Department of Taxation & Finance	4110-000	N/A	2,590.58	2,590.58	2,590.58
3	Irina Gleizer	4110-000	N/A	1,100,000.00	0.00	0.00
TOTAL SECURED CLAIMS			\$0.00	\$1,283,427.21	\$180,728.13	\$180,728.13

EXHIBIT 4 –CHAPTER 7 ADMINISTRATIVE FEES and CHARGES

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
Trustee Compensation - GREGORY M. MESSER, TRUSTEE	2100-000	N/A	88,962.62	88,962.62	88,962.62
Other - NYC DEPARTMENT OF FINANCE	2820-000	N/A	4,128.00	4,128.00	4,128.00
Other - NYC DEPARTMENT OF FINANCE	2820-000	N/A	152,134.00	152,134.00	152,134.00
Other - NYS CORPORATION TAX	2820-000	N/A	750.00	750.00	750.00
Other - NYS CORPORATION TAX	2820-000	N/A	52.00	52.00	52.00
Other - LAMONICA HERBST & MANISCALCO, LLP	3210-000	N/A	70,734.25	70,734.25	70,734.25
Other - LAMONICA HERBST & MANISCALCO, LLP	3220-000	N/A	1,045.41	1,045.41	1,045.41
Other - GARY LAMPERT, CPA	3410-000	N/A	7,105.00	7,105.00	7,105.00
Other - GARY LAMPERT, CPA	3420-000	N/A	98.40	98.40	98.40
Other - TRUSTEE INSURANCE AGENCY	2420-750	N/A	2,460.00	2,460.00	2,460.00
Other - TRUSTEE INSURANCE AGENCY	2420-750	N/A	593.12	593.12	593.12
Other - TRUSTEE INSURANCE AGENCY	2420-750	N/A	820.00	820.00	820.00
Other - GREGORY MESSER, TRUSTEE	2300-000	N/A	80.00	80.00	80.00
Other - RELIABLE ABSTRACT CORP.	2500-000	N/A	65,157.20	65,157.20	65,157.20
Other - MICHAEL RICHMAN	2500-000	N/A	200.00	200.00	200.00
Other - JASPAN SCHLESINGER LLP	2500-000	N/A	24,512.88	24,512.88	24,512.88
Other - TRUSTEE INSURANCE AGENCY	2420-750	N/A	539.20	539.20	539.20
Other - Mechanics Bank	2600-000	N/A	1,529.51	1,529.51	1,529.51
Other - UNITED STATES TREASURY	2990-000	N/A	150.00	150.00	150.00
Other - Mechanics Bank	2600-000	N/A	3,056.58	3,056.58	3,056.58
Other - Mechanics Bank	2600-000	N/A	2,949.98	2,949.98	2,949.98
Other - Mechanics Bank	2600-000	N/A	3,250.12	3,250.12	3,250.12
Other - Mechanics Bank	2600-000	N/A	3,143.06	3,143.06	3,143.06
Other - Mechanics Bank	2600-000	N/A	2,935.31	2,935.31	2,935.31
Other - Mechanics Bank	2600-000	N/A	3,234.27	3,234.27	3,234.27
TOTAL CHAPTER 7 ADMIN. FEES AND CHARGES		N/A	\$439,620.91	\$439,620.91	\$439,620.91

EXHIBIT 5 –PRIOR CHAPTER ADMINISTRATIVE FEES and CHARGES

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
None					
TOTAL PRIOR CHAPTER ADMIN. FEES AND CHARGES		N/A	\$0.00	\$0.00	\$0.00

EXHIBIT 6 –PRIORITY UNSECURED CLAIMS

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6E)	CLAIMS ASSERTED (from Proofs of Claim)	CLAIMS ALLOWED	CLAIMS PAID
2P	New York State Department of Taxation & Finance	5800-000	N/A	1,221.81	0.00	0.00
2P-2	New York State Department of Taxation & Finance	5800-000	N/A	1,221.81	1,221.81	1,221.81
TOTAL PRIORITY UNSECURED CLAIMS			\$0.00	\$2,443.62	\$1,221.81	\$1,221.81

EXHIBIT 7 –GENERAL UNSECURED CLAIMS

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6F)	CLAIMS ASSERTED (from Proofs of Claim)	CLAIMS ALLOWED	CLAIMS PAID
2U	New York State Department of Taxation & Finance	7100-000	N/A	250.00	0.00	0.00
2U-2	New York State Department of Taxation & Finance	7100-000	N/A	250.00	250.00	250.00
5	Renata Raykhman	7100-000	N/A	241,705.59	0.00	0.00
6	Estate of Michael Gleizer	7100-000	N/A	N/A	0.00	0.00
TP	THOMAS PELLIGRINO	7200-000	N/A	14,000.00	14,000.00	0.00
TOTAL GENERAL UNSECURED CLAIMS			\$0.00	\$256,205.59	\$14,250.00	\$250.00

Form 1

Individual Estate Property Record and Report

Asset Cases

Case Number: 1-19-44603-ESS**Trustee:** (520670) GREGORY M. MESSER, TRUSTEE**Case Name:** RAM REALTY CORP.**Filed (f) or Converted (c):** 07/29/19 (f)**§341(a) Meeting Date:** 10/01/19**Period Ending:** 07/14/21**Claims Bar Date:** 12/09/19

1 Asset Description (Scheduled And Unscheduled (u) Property) Ref. #	2 Petition/ Unscheduled Values	3 Estimated Net Value (Value Determined By Trustee, Less Liens, Exemptions, and Other Costs)	4 Property <u>Abandoned</u> OA=§554(a)	5 Sale/Funds Received by the Estate	6 Asset Fully Administered (FA)/ Gross Value of Remaining Assets
1 394 Kings Highway Brooklyn, NY 11223, Fee simple	2,300,000.00	2,165,000.00		2,180,952.50	FA
2 Action against Rudy Gleizer for stealing rents,	Unknown	9,468.00		9,468.00	FA
2 Assets Totals (Excluding unknown values)	\$2,300,000.00	\$2,174,468.00		\$2,190,420.50	\$0.00

Major Activities Affecting Case Closing:

10/1/2019 - The Trustee examined the Debtor at the Section 341a meeting. The Trustee is currently investigating the assets of the Debtor.

4/17/20 - The debtor has not produced copies of tax returns. The accountant for the Trustee has requested copies of the tax returns for the periods ended 12/31/2013, 12/31/2014, and 12/31/2015

5/5/20 - The Trustee retained LaMonica Herbst & Maniscalco, LLP as counsel and accountant for the Trustee

6/13/20 - Claims objection motion is pending before Judge Craig. Hearing scheduled for 07/21/2020 at 03:00 PM.

Initial Projected Date Of Final Report (TFR): November 1, 2020**Current Projected Date Of Final Report (TFR):** October 19, 2020 (Actual)

Form 2

Cash Receipts And Disbursements Record

Case Number: 1-19-44603-ESS
Case Name: RAM REALTY CORP.

Trustee: GREGORY M. MESSER, TRUSTEE (520670)
Bank Name: Mechanics Bank
Account: *****6666 - Checking Account
Blanket Bond: \$42,742,595.00 (per case limit)
Separate Bond: N/A

Taxpayer ID #: **-***7069
Period Ending: 07/14/21

1 Trans. Date	2 {Ref #} / Check #	3 Paid To / Received From	4 Description of Transaction	T-Code	5 Receipts \$	6 Disbursements \$	7 Checking Account Balance
09/09/19	{2}	PERGOLIZZI ASSOCIATES	PAYMENT OF RENTAL PAYMENTS	1129-000	9,468.00		9,468.00
09/12/19	101	TRUSTEE INSURANCE AGENCY	PROPERTY INSURANCE PAYMENT INV. 12354	2420-750		2,460.00	7,008.00
12/02/19	102	TRUSTEE INSURANCE AGENCY	PROPERTY INSURANCE PAYMENT INV. 12355	2420-750		593.12	6,414.88
12/30/19	103	TRUSTEE INSURANCE AGENCY	Property Insurance Inv 12835	2420-750		820.00	5,594.88
01/08/20	104	GREGORY MESSER, TRUSTEE	BOND PREMIUM PAYMENT ON LEDGER BALANCE AS OF 12/31/2019 FOR CASE #119-44603, Bond # 016027942	2300-000		80.00	5,514.88
03/05/20	105	TRUSTEE INSURANCE AGENCY	PROPERTY INSURANCE INV. 13052	2420-750		539.20	4,975.68
04/17/20	106	UNITED STATES TREASURY	EIN # 11-3527069" "Form 4506 request	2990-000		150.00	4,825.68
11/30/20		To Account #*****6667	TRANSFER OF FUNDS	9999-000		4,825.68	0.00

ACCOUNT TOTALS	9,468.00	9,468.00	\$0.00
Less: Bank Transfers	0.00	4,825.68	
Subtotal	9,468.00	4,642.32	
Less: Payments to Debtors		0.00	
NET Receipts / Disbursements	\$9,468.00	\$4,642.32	

Form 2

Cash Receipts And Disbursements Record

Case Number: 1-19-44603-ESS

Case Name: RAM REALTY CORP.

Taxpayer ID #: **-***7069

Period Ending: 07/14/21

Trustee: GREGORY M. MESSER, TRUSTEE (520670)

Bank Name: Mechanics Bank

Account: *****6667 - Checking Account

Blanket Bond: \$42,742,595.00 (per case limit)

Separate Bond: N/A

1 Trans. Date	2 {Ref #} / Check #	3 Paid To / Received From	4 Description of Transaction	T-Code	5 Receipts \$	6 Disbursements \$	7 Checking Account Balance
09/26/19	{1}	PERGOLIZZI & ASSOCIATES LLC	DEPOSIT ON SALE OF REAL PROPERTY	1110-000	230,000.00		230,000.00
02/12/20	{1}	LAW OFFICE OF HUE CHEN	SALE OF REAL PROPERTY	1110-000	755,000.00		985,000.00
02/12/20	{1}	HUI CHEN	PAYMENT ON SALE OF REAL PROPERTY	1110-000	30,000.00		1,015,000.00
02/12/20	{1}	HUI CHEN & ASSOCIATES, PLLC	PAYMENTS ON SALE OF REAL PROPERTY	1110-000	29,614.49		1,044,614.49
02/12/20	{1}	HUI CHEN & ASSOCIATES, PLLC	PAYMENT ON SALE OF REAL PROPERTY	1110-000	5,952.50		1,050,566.99
02/12/20	{1}	LEE M. FONG	PAYMENT ON SALE OF REAL PROPERTY	1110-000	1,130,385.51		2,180,952.50
02/12/20	101	RELIABLE ABSTRACT CORP.	CLOSING COST ON SALE OF REAL PROPERTY PER COURT ORDER DATED 12/2/19	2500-000		65,157.20	2,115,795.30
02/12/20	102	MICHAEL RICHMAN	TITLE CLOSER FEE	2500-000		200.00	2,115,595.30
02/20/20	103	VIAND HOSPITALITY LLC	PAYOFF OF MORTGAGE	4110-000		178,137.55	1,937,457.75
02/20/20	104	JASPAN SCHLESINGER LLP	LEGAL FEES AND DISBURSEMENTS	2500-000		24,512.88	1,912,944.87
02/20/20	105	NYS DEPT OF TAXATION & FINANCE	FULL PAYMENT AND SATISFACTION OF CLAIM #2			4,062.39	1,908,882.48
		New York State Department of Taxation & Finance	Priority Tax Claim 1,221.81	5800-000			1,908,882.48
		New York State Department of Taxation & Finance	Secured Tax Claim 2,590.58	4110-000			1,908,882.48
		New York State Department of Taxation & Finance	General unsecured tax 250.00 claim	7100-000			1,908,882.48
03/31/20		Mechanics Bank	Bank and Technology Services Fee	2600-000		1,529.51	1,907,352.97
04/30/20		Mechanics Bank	Bank and Technology Services Fee	2600-000		3,056.58	1,904,296.39
05/29/20		Mechanics Bank	Bank and Technology Services Fee	2600-000		2,949.98	1,901,346.41
06/30/20		Mechanics Bank	Bank and Technology Services Fee	2600-000		3,250.12	1,898,096.29
07/31/20		Mechanics Bank	Bank and Technology Services Fee	2600-000		3,143.06	1,894,953.23
08/31/20		Mechanics Bank	Bank and Technology Services Fee	2600-000		2,935.31	1,892,017.92
09/30/20		Mechanics Bank	Bank and Technology Services Fee	2600-000		3,234.27	1,888,783.65
10/12/20	106	NYS CORPORATION TAX	2019 CT-3S EIN 11-3527069	2820-000		52.00	1,888,731.65
10/12/20	107	NYC DEPARTMENT OF FINANCE	2019 NYC-200V EIN 11-3527069	2820-000		4,128.00	1,884,603.65
10/12/20	108	NYS CORPORATION TAX	2020 CT-3S EIN 11-3527069	2820-000		750.00	1,883,853.65
10/12/20	109	NYC DEPARTMENT OF FINANCE	2020 NYC-200 EIN 11-3527069	2820-000		152,134.00	1,731,719.65
11/30/20		From Account #*****6666	TRANSFER OF FUNDS	9999-000	4,825.68		1,736,545.33
02/11/21		Transition Transfer Debit	Transition Transfer Debit	9999-000		1,736,545.33	0.00

Subtotals : \$2,185,778.18 \$2,185,778.18

Form 2

Cash Receipts And Disbursements Record

Case Number: 1-19-44603-ESS
Case Name: RAM REALTY CORP.

Trustee: GREGORY M. MESSER, TRUSTEE (520670)
Bank Name: Mechanics Bank
Account: *****6667 - Checking Account
Blanket Bond: \$42,742,595.00 (per case limit)
Separate Bond: N/A

Taxpayer ID #: **-***7069
Period Ending: 07/14/21

1	2	3	4		5	6	7
Trans. Date	{Ref #} / Check #	Paid To / Received From	Description of Transaction	T-Code	Receipts \$	Disbursements \$	Checking Account Balance
ACCOUNT TOTALS					2,185,778.18	2,185,778.18	\$0.00
Less: Bank Transfers					4,825.68	1,736,545.33	
Subtotal					2,180,952.50	449,232.85	
Less: Payments to Debtors						0.00	
NET Receipts / Disbursements					\$2,180,952.50	\$449,232.85	

Form 2

Cash Receipts And Disbursements Record

Case Number: 1-19-44603-ESS
Case Name: RAM REALTY CORP.

Trustee: GREGORY M. MESSER, TRUSTEE (520670)
Bank Name: People's United Bank
Account: *****5796 - Checking Account
Blanket Bond: \$42,742,595.00 (per case limit)
Separate Bond: N/A

Taxpayer ID #: **-***7069
Period Ending: 07/14/21

1 Trans. Date	2 {Ref #} / Check #	3 Paid To / Received From	4 Description of Transaction	T-Code	5 Receipts \$	6 Disbursements \$	7 Checking Account Balance
02/11/21		TRANSFER FROM DEPOSIT SYSTEM ACCOUNT *****2572	TRANSFER FROM DEPOSIT SYSTEM ACCOUNT *****2572	9999-000	1,736,545.33		1,736,545.33
03/08/21	10110	GREGORY M. MESSER, TRUSTEE	TRUSTEE COMMISSIONS	2100-000		88,962.62	1,647,582.71
03/08/21	10111	LAMONICA HERBST & MANISCALCO, LLP	ATTORNEY FOR TRUSTEE FEES AND EXPENSES			71,779.66	1,575,803.05
		LAMONICA HERBST & MANISCALCO, LLP	COUNSEL TO 70,734.25 TRUSTEE FEES	3210-000			1,575,803.05
		LAMONICA HERBST & MANISCALCO, LLP	COUNSEL TO 1,045.41 TRUSTEE EXPENSES	3220-000			1,575,803.05
03/08/21	10112	GARY LAMPERT, CPA	ACCOUNTANT FOR TRUSTEE FEES AND EXP			7,203.40	1,568,599.65
		GARY LAMPERT, CPA	ACCOUNTANT FOR 7,105.00 TRUSTEE FEES	3410-000			1,568,599.65
		GARY LAMPERT, CPA	ACCOUNTANT FOR 98.40 TRUSTEE EXP	3420-000			1,568,599.65
04/13/21	10113	RUDOLPH GLEIZER	Final Distribution	8500-002		1,568,599.65	0.00

ACCOUNT TOTALS	1,736,545.33	1,736,545.33	\$0.00
Less: Bank Transfers	1,736,545.33	0.00	
Subtotal	0.00	1,736,545.33	
Less: Payments to Debtors		0.00	
NET Receipts / Disbursements	\$0.00	\$1,736,545.33	

Net Receipts :	2,190,420.50
Less Other Noncompensable Items :	1,568,599.65
Net Estate :	\$621,820.85

	Net Receipts	Net Disbursements	Account Balances
TOTAL - ALL ACCOUNTS			
Checking # *****6666	9,468.00	4,642.32	0.00
Checking # *****6667	2,180,952.50	449,232.85	0.00
Checking # *****5796	0.00	1,736,545.33	0.00
	\$2,190,420.50	\$2,190,420.50	\$0.00